



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Calvin Ball, Chairperson
District 2
Jon Weinstein, Vice Chairperson
District 1
Jennifer Terrasa
District 3
Mary Kay Sigaty
District 4
Greg Fox
District 5

Legislative Work Session

Howard County Council
Monday, July 25, 2016
Banneker Room
8:30 a.m.

Minutes (approved)

The Chairperson opened the work session at 8:33 a.m.

Members Present: Calvin Ball, Chairperson; Jon Weinstein, Vice Chairperson; Greg Fox; Mary Kay Sigaty; Jen Terrasa.

Staff Present: Jessica Feldmark, Council Administrator; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor

Council Bill 50-2016 - Tom Carbo and Joan Driessen answered questions from Council Members. Clive Graham and Diane Wilson addressed questions about transit access to the proposed site of the nonprofit center.

Council members requested the following additional information:

- Amendment language to address the limited conditions under which a for-profit tenant could be allowed
- Copies of the letters of interest/intent from those nonprofits which have sent them
- Clarification of which organizations would have to move into the center in order to save sufficient bus route time to add bus service directly to the door
- A list of all potential nonprofit tenants with an indication of the projected timing for the move of each and which nonprofits, if any, would be adversely impacted if the Council's vote takes place in early September
- For each nonprofit on the list provided, any indication available about the level of interest/commitment or status of their decision making and which additional nonprofits (not on the list provided) may be considering moving to the center at some point further in the future
- How far each nonprofit is from the nearest bus stop in its current location

Council Bill 46-2016 (ZRA 159) - Dick King, Rick Levitan, and Pam Kasemeyer answered questions about potential unintended consequences regarding EV charging stations and other alternative fuels and agreed to work on clarifying language. They also discussed the rationale for the different standards in New Town. Amy Gowan answered questions about how the ZRA

would apply to New Town. Val Lazdins addressed questions about environmental issues regarding redevelopment of former fueling stations and spacing issues between stations.

Council members requested the following additional information:

- Clarification on how EV charging stations would be impacted
- Clarification on how the 1,000 foot spacing would apply to the borders of New Town or outparcels

Council Resolution 102-2016 - Gary Kuc provided an overview of the urban renewal process and answered questions from the Council. Raj Kudchadkar answered additional questions from the Council.

Affordable Housing in Downtown Columbia - Carl DeLorenzo, Greg Fitchitt, Tom Carbo, and Paul Casey were present to address questions from Council Members. Clive Graham explained that the Office of Transportation is working with a consultant on identifying the best site for the transit center and hopes to have completed the site selection by the end of the year.

Council members requested the following additional information:

- An updated memo on the allocations chart with footnotes added to clarify that certain “maximum” values are extrapolations, not actual caps
- Clarification on the vision for the transit center, its scope, what needs it will address, and its projected timeline
- Revised DRRA language for the LIHTC projects to ensure a minimum number of affordable units to be developed

Downtown Columbia TIF - Jeff Bronow provided a brief presentation giving the background of the TIF proposal from a planning perspective. Stan Milesky, Emily Metzler, and Alan Cason were also present to address questions from Council Members.

Council members requested the following additional information:

- A written copy of Mr. Bronow’s presentation
- A chart to illustrate the structure of a typical TIF in Maryland and how this proposed TIF provides additional protections to ensure funding for the elementary school as well as the TIF-financed infrastructure, including citations to the specific provisions in the legislation which ensure those protections or indication of how those protections would be ensured if not in the legislation
- Clarification on when the agreement on the specific details of the look-back provision will be reached and how it will take into account profits other than those realized at the time of sale of property
- Clarification on the but for test and how it relates to profits the developer earns as verified through the look-back provisions
- What portion of the projected increment is comprised of the Metropolitan and other buildings which are already under construction

The meeting was adjourned at 12:50 p.m.